

# **Tumwater and Lacey, the Capital Community**

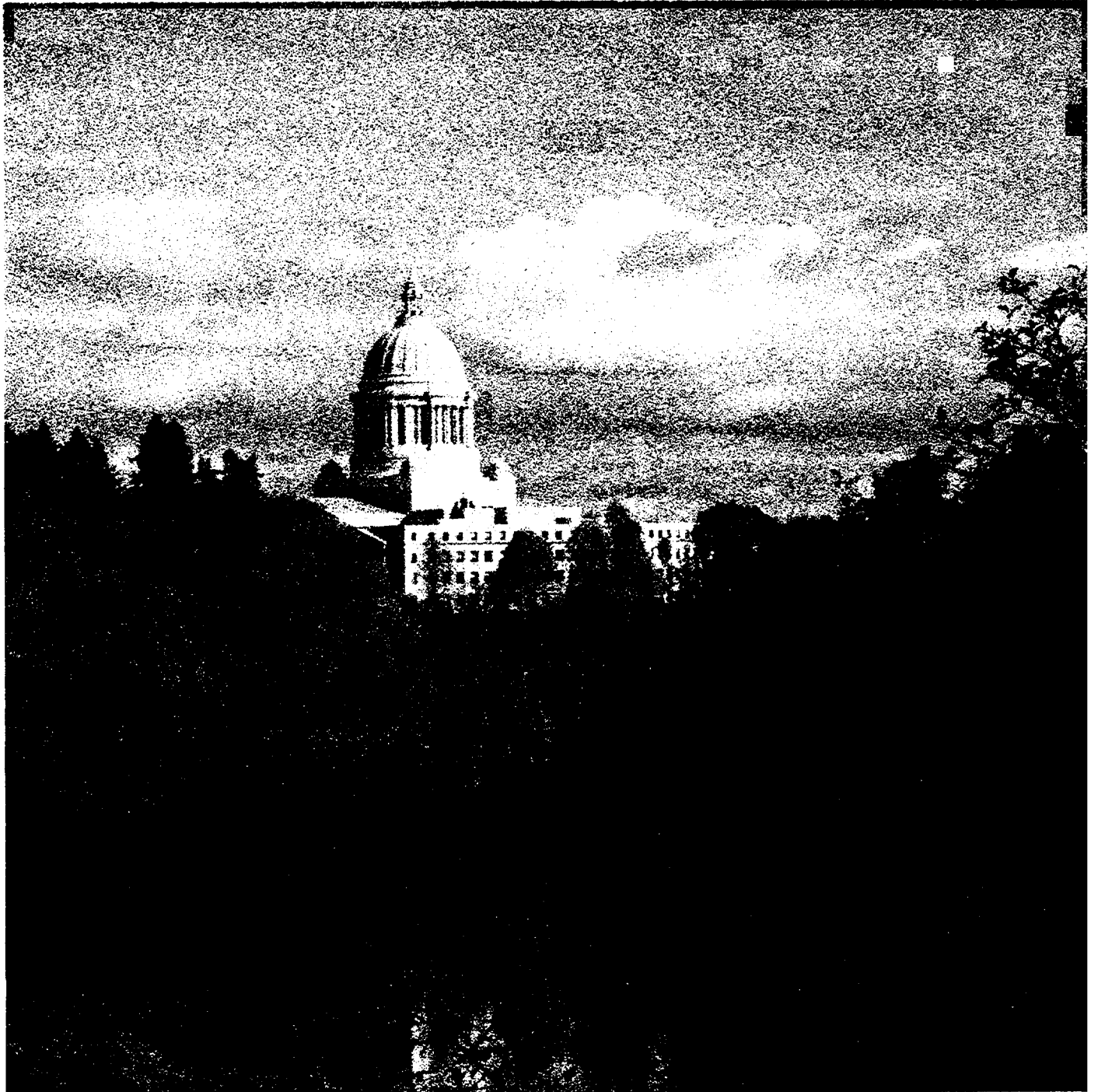
**Concept**

**Design**

**Transportation**

**Facility Development**

3



# Concept

## Creating Satellite Campuses

A significant portion of the state's business is not suited for either the Capitol Campus or the urban setting of downtown Olympia. Satellite campuses in Tumwater and Lacey, therefore, offer attractive alternatives and specific virtues all their own. State government, according to the master plan, shall not impose itself upon these communities but live, work and interact with and alongside the communities and their people and enterprises. The Capital Community concept addresses issues of growth, urban design, traffic and transportation, and pays special heed to the environment — the natural environment as well as the larger social environment critical to a community's identity and well-being.

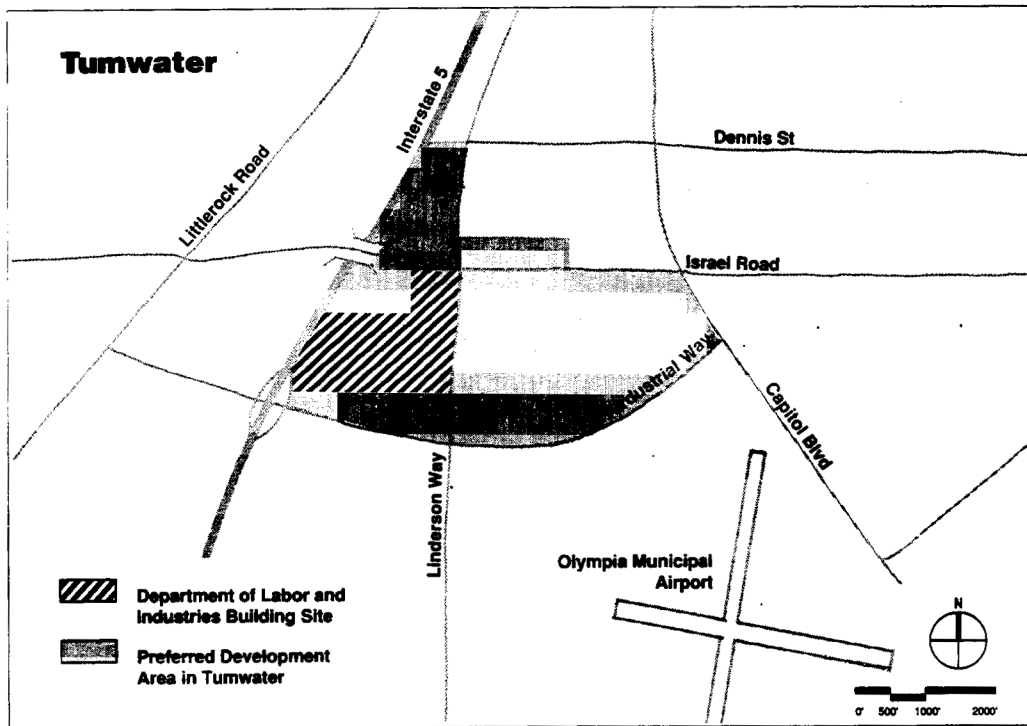
Proposed new offices in Tumwater and Lacey are not conceived as islands of state government, but rather as fully-integrated sectors of these cities. They are intended to concentrate employees in a small area to support community services, such as retail, restaurants, banking, dependent care, pedestrian access and housing. They should encourage alternatives to single-occupancy vehicles, such as public transit. Satellite campuses should involve a mix of private, local and state government buildings to achieve a variety of land uses.

The state constitution mandates keeping state agency headquarters facilities in the capital region. Agency offices outside the immediate area of the Capitol Campus and Olympia might be more economical and efficient in some cases, especially for large operations requiring more land or agencies which do not need to be close to the campus. At the same time, these new facilities must be carefully planned to reflect the needs and goals of the communities in which they are located.

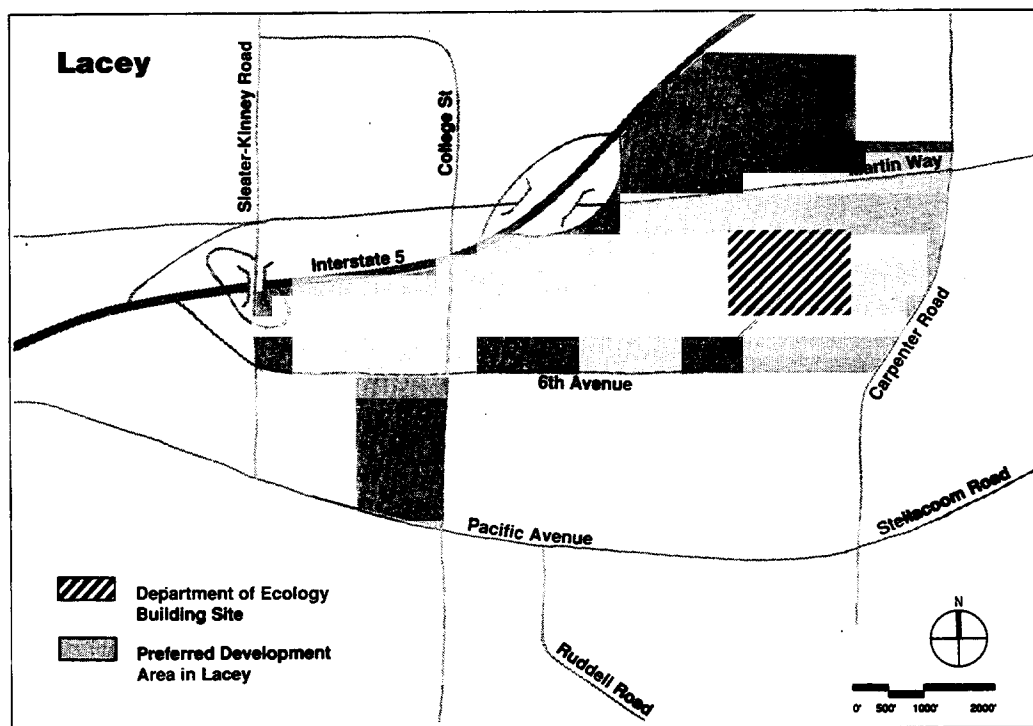
From a larger planning perspective, however, a number of hidden or social costs have been considered when evaluating a satellite area location. These include greater automobile dependency; lower transit accessibility; higher costs for emergency services, infrastructure and utilities; and a narrower range of convenient services.

Satellite campuses in Tumwater and Lacey must be designed for 800,000 to 1 million square feet of development (4,000 to 5,000 state and private employees) to provide for efficient public transit and ridesharing alternatives and to support services as well as retail businesses. However, satellite campus development must not exceed these levels in order to meet regional growth management objectives. Master plans must be developed for the satellite campuses in concert with the respective communities to ensure their high quality and efficiency.

The cities of Tumwater and Lacey have identified preferred development areas for new state offices. This master plan has been prepared in partnership with local government, and each of these cities has taken steps to integrate the master plan recommendations into their respective community plans. A satellite campus has been placed within each of these preferred development areas, with agency headquarters facilities currently planned for each location. The Department of Labor and Industries Building is being constructed in Tumwater and the Department of Ecology Building in Lacey. The sites for these facilities are shown on the Preferred Development Area maps.



*The Tumwater satellite campus concentrates state office development in a preferred development area supportive of community development plans and well served by transportation.*



*The satellite campus in Lacey is in a preferred development area linked to Interstate 5 and integrated within the expanding urbanized area.*

## **PLANNING FOR INDUSTRIAL PARKS**

In addition to the satellite campuses, industrial parks are planned in Tumwater and Lacey to concentrate state warehousing and light industrial needs, preserve land and increase employment concentrations. These parks take advantage of freeway and transit accessibility and lower land prices. They will include landscaping and other amenities, making them good neighbors. Uses might include warehousing, motor pool, printing, central stores, laboratories and maintenance facilities. This arrangement will use space more efficiently, minimize duplication and provide flexibility for future expansion.

The industrial parks must be located outside the satellite preferred development areas and provide opportunities for transit and shuttle service, minimize transportation impacts, protect the environment and create opportunities to enhance the quality of light industrial development. Two industrial park sites must be acquired for various structures for a total of 500,000 gross square feet, to be divided between Tumwater and Lacey. Master plans must be prepared for the sites before construction to evaluate future development options.

# Design

## Design Guidelines

The Capital Community design guidelines relate specifically to state development in Tumwater and Lacey. General design guidelines in the Capitol Campus section may also be applicable.

### URBAN DESIGN GUIDELINES

- Integrate state and private development, services and retail stores to create a diverse urban area, avoiding the perception of a satellite as an island of a single land use type.
- Develop guidelines under future master plans to ensure that quality of satellite development is consistent with the desired image of state government. Specific actions:
  - Encourage development of parking garages to maximize usable open space and maintain a compact organization of buildings by minimizing surface parking.
  - Align entry roadways and locate common open space to provide distant views of surrounding landscape features.
  - Provide views to satellite facilities from Interstate 5, where possible, to heighten their identity and visibility for the public.
  - Develop the satellite campus to be consistent with the master plan and community development plans.

### BUILDING AND FACILITY GUIDELINES

- Locate agency offices to complement adjacent land uses and for easy access to services and convenience stores.
- Place buildings to encourage transit and pedestrian use. Specific actions:
  - Orient building entrances to open spaces, other buildings and transit access.
  - Transit centers and entrances to neighboring buildings should be within 1,500 feet to encourage bus use.
  - Screen parking areas from pedestrian routes.

### LANDSCAPE AND OPEN SPACE GUIDELINES

- Use landscaping and natural features to develop pedestrian-friendly spaces. Specific actions:
  - Emphasize native and naturalized ornamental plant materials and park furnishings as landscape elements.
  - Preserve natural features, such as wetlands, for passive recreation.
- Use landscape and natural features to create linkages to the Capitol Campus. Specific action:
  - Continue Olympia's Capitol Way streetscape and landscape treatment through Tumwater on Capitol Boulevard.

# Transportation

## Transportation Guidelines

Transportation guidelines for the Capital Community address the need to improve access to state facilities in Tumwater and Lacey and linkages to nearby commercial and residential development.

### **AUTOMOBILE GUIDELINES**

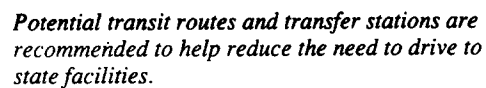
- Improve access to state facilities. Specific actions:
  - In Lacey, support development of the proposed Carpenter Road interchange on Interstate 5 to provide additional access to the satellite campus site and alleviate existing and future congestion at the Martin Way interchange.
  - In Tumwater, support improvements to Capitol Boulevard.

### **TRANSIT AND HIGH OCCUPANCY VEHICLE (HOV) GUIDELINES**

- Encourage transit ridership. Specific actions:
  - Expand existing Intercity Transit bus routes to serve satellite campuses. These sites will serve as either a terminus or transfer point for the areas serviced.
  - Link the growing residential areas and developing campus facilities to each other and downtown Olympia with new crosstown bus service.
  - Institute an express shuttle service to provide fast, reliable transit service to accommodate business-related trips between the Capitol and satellite campuses.
  - Develop additional park-and-ride lots near the Interstate 5 interchanges in Lacey and Tumwater supported by efficient express bus or shuttle service.
  - Focus new office development along or near existing transit corridors.



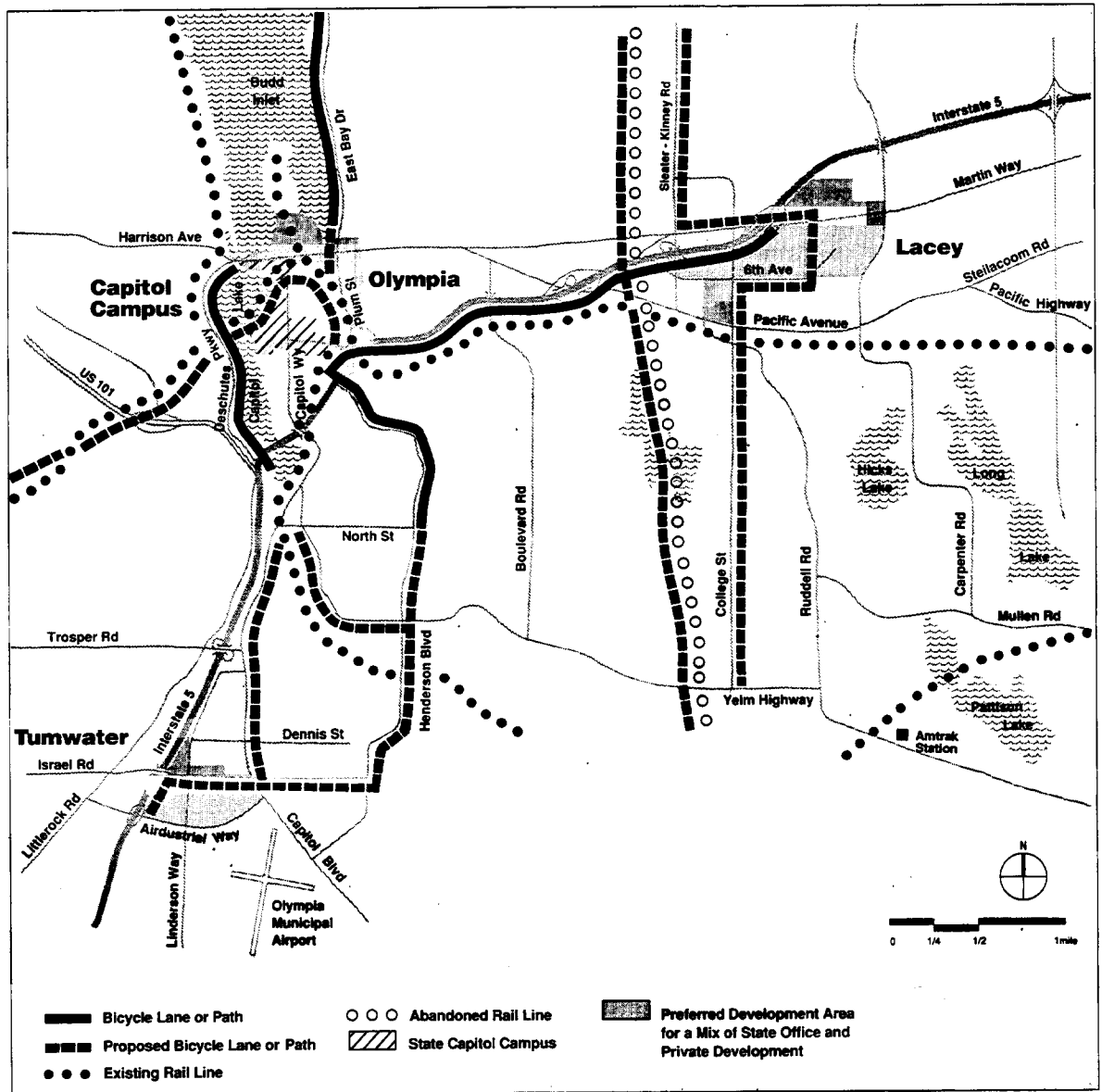
## Capital Community



## **BICYCLE CIRCULATION GUIDELINES**

- Provide bicycle routes for satellite campus commuters. Specific actions:
  - In Tumwater, extend the planned bicycle lane along Capitol Boulevard to Airdustrial Way. Provide a new bicycle path or lane from the Tumwater development site at Linderson Way along Israel Road to the planned bicycle path extensions at Capitol and Henderson boulevards. No rail corridors exist which might provide direct future access to the Tumwater site.
  - In Lacey, implement planned bicycle lanes along Sleater-Kinney Road, Martin Way and College Street to provide direct bicycle access to the satellite campus from south Lacey and east Olympia. Complete the bicycle connection from College Street to Martin Way through the satellite site. Convert the planned abandonment of the rail corridor along Lacey's eastern city limits to a bicycle path, thus providing an exclusive route to the main campus and Lacey satellite site via the Interstate 5 bikeway. Preserve the existing rail corridor along Pacific Avenue to provide a direct link to a regional Interstate 5 corridor rail system if one were developed in the future.

## PROPOSED REGIONAL BICYCLE CIRCULATION CONCEPT



Capital Community

*The plan suggests ways to make it easier for bicyclists to travel to and between the areas where state offices will be located.*

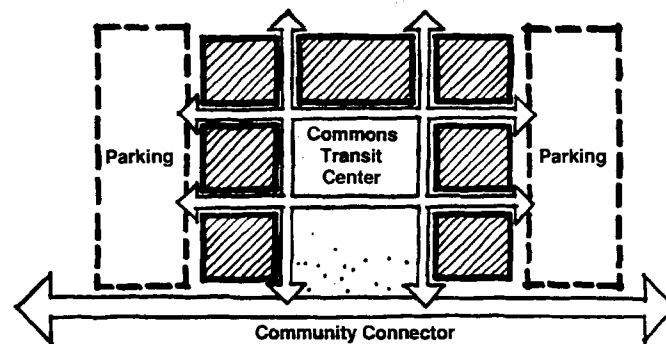
# Facility Development

## Tumwater Park Block Concept

Tumwater lost its city center when Interstate 5 was constructed. The new town center, established south of the former, offers an outstanding development opportunity. Placing new state facilities here helps Tumwater in realizing its vision of a new town center, while taking advantage of available land and excellent access to Interstate 5, the airport and Capitol Boulevard.

The Park Block Cluster concept is a satellite campus strategy that acknowledges Tumwater's urban street grid, integrates state office development into the emerging town center area and ties it to major arterials by landscaped boulevards. The concept of buildings clustered around an open space or commons builds on the legacy of the Capitol Campus. Open spaces defined by building groups also should have themes of statewide interest. This plan provides for almost 900,000 square feet of new state office space at the Tumwater satellite campus through the year 2010.

Industrial areas within or adjacent to Port of Olympia properties at the airport provide excellent locations for light industrial uses. It is recommended that approximately half of the state's projected needs for these uses be located in the Tumwater area and concentrated within an industrial park.



*In Tumwater, development would be focused around park blocks. The clusters are envisioned as a mix of state- and privately-owned buildings within the preferred development areas identified by the city.*

# **Proposed Facilities for Tumwater**

The following state facility development is proposed to be located within the Tumwater Satellite Campus.

## **DEPARTMENT OF INFORMATION SERVICES**

This agency requires a data processing facility that cannot be on campus or in central Olympia because of seismic considerations. A Tumwater location for the Department of Information Services will support the relationship between the headquarters operation and equipment maintenance activities.

## **DATA CENTER**

Co-locate the proposed Data Center with the Department of Information Services Building at a satellite campus location.

## **LABOR AND INDUSTRIES BUILDING - PHASE II**

Size the Labor and Industries Building to meet space requirements of the agency for the year 2010.

Other state facilities in Tumwater:

## **TUMWATER INDUSTRIAL PARK**

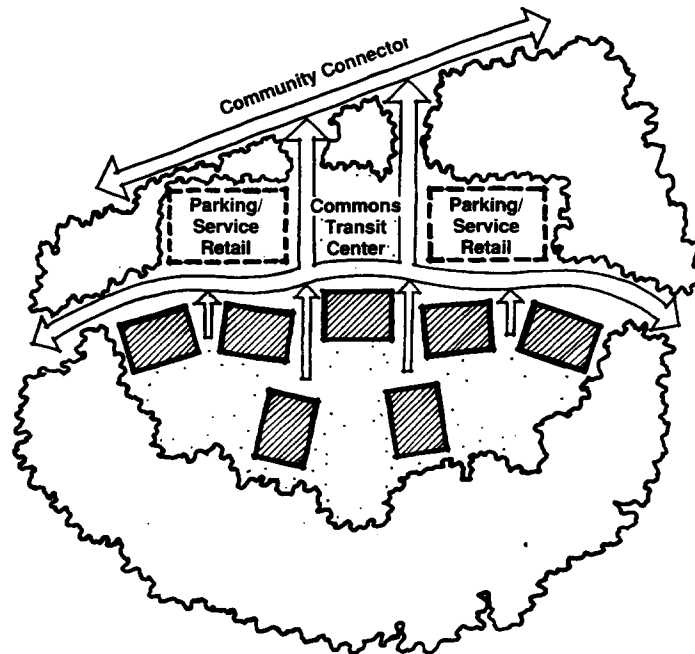
The Tumwater Industrial Park provides warehouse space for several agencies and for the Capitol Building and Grounds Maintenance Shops. Ideally, this complex would be placed with existing state facilities on Airdustrial Way.

## Lacey Cluster in the Woods Concept

Lacey has experienced rapid change in direct response to state employment in the Olympia area. Lacey's goal is to accommodate new state office and light industrial development in a manner which will preserve the natural environment, enhance existing and planned residential areas and minimize transportation, utility and service impacts. New offices on a satellite campus must be integrated into the community and support complementary private development.

The "Cluster in the Woods" concept reflects the legacy of the Capitol Campus by organizing buildings around open spaces, thus preserving the natural landscape. These groupings will be clearings in the woods surrounded by native forests. The open spaces defined by the buildings will provide a venue for exploring county and state heritage. The building groupings, in turn, will be organized around streets and open spaces which ultimately intersect with major arterials linking the satellite campus with the community. In concept, the "Cluster in the Woods" is similar to the development of Lacey City Hall and the Lacey Library. The plan facility development schedule provides for approximately 600,000 square feet of new office space at the Lacey satellite campus through the year 2010.

Light industrial and warehouse uses will be clustered in an industrial park development apart from the satellite campus. Approximately half of the state's projected needs for the above uses should be located in the Lacey area.



*Lacey development would consist of buildings grouped on the edge of a clearing, surrounded by a native forest. These would be located in the preferred development areas identified by the city.*

## **Proposed Facilities for Lacey**

The following state facility development is located within the Lacey satellite campus.

### **LICENSING BUILDING**

Consolidate the Department of Licensing off campus. This department has a high volume of public visitors and much of its business is vehicle-related. The location is appropriate, because a majority of public visitors travel to Olympia from the north.

### **ECOLOGY BUILDING PHASE II**

Add space for the Department of Ecology to meet the year 2010 space requirements.

Other state facilities in Lacey:

### **LACEY INDUSTRIAL PARK**

The Lacey Industrial Park will accommodate large warehouse and storage requirements, maintenance and laboratory space for the Department of Natural Resources and the Washington State Patrol, as well as house the State Motor Pool, State Mail Service and office and vehicle inspection services for the Department of Transportation.

